

Arizona Route 66 Coalition - Narrative Information Sheet

IV.D.1. Applicant Identification

Northern Arizona Council of Governments (NACOG)
119 E. Aspen Ave.
Flagstaff, AZ 86001

IV.D.2. Funding Requested

2.a. Assessment Grant Type

Coalition

2.b.i. Federal Funds Requested Amount

\$597,686

2.b.ii. Federal Funds Requested Waiver

Not applicable.

2.c. Contamination – Hazardous Substances and Petroleum

Hazard Substances - \$386,124

Petroleum - \$211,562

IV.D.3. Location

Coconino County, Arizona
Yavapai County, Arizona
Camp Verde, Arizona
Flagstaff, Arizona
Winslow, Arizona

IV.D.4. Property Information For Site-specific Proposals

Not applicable.

IV.D.5. Contacts

5.a. Project Director

Chris Fetzer, Executive Director
Northern Arizona Council of Governments
928-213-5209
chris.fetzer@nacog.org
119 E. Aspen Ave.
Flagstaff, AZ 86001

5.b. Chief Executive/Highest Ranking Elected Official

Chris Fetzer, Executive Director
Northern Arizona Council of Governments
928-213-5209
chris.fetzer@nacog.org
119 E. Aspen Ave.
Flagstaff, AZ 86001

IV.D.6. Population

Coconino County, Arizona – 138,064

Yavapai County, Arizona - 218,586

Camp Verde, Arizona - 11,096

Flagstaff, Arizona - 69,270

Winslow, Arizona - 9,539

IV.D.7. Other Factors Checklist

Other Factors	Page #
Community population is 10,000 or less. (City of Winslow – 9,539)	See above
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	N/A
The priority brownfield site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	N/A
The priority site(s) is in a federally designated flood plain.	1
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects. (BIOMASS ENERGY PRODUCTION)	1, 3
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	N/A

IV.D.8. Letter from the State or Tribal Environmental Authority

Attached.



Douglas A. Ducey
Governor

ARIZONA DEPARTMENT
OF
ENVIRONMENTAL QUALITY



Misael Cabrera
Director

Via U.S. Mail and email

November 16, 2018

VRP19-105

Teri Drew
Regional Director
Northern Arizona Council of Governments
221 N. Marina St. Ste 201
P.O. Box 2451
Prescott, AZ 86302

Re: Fiscal Year 2019 Route 66 Brownfields Coalition Assessment Grant Support Letter

Dear Ms. Teri Drew,

The Arizona Department of Environmental Quality (ADEQ) Brownfields Program is pleased to provide a letter of support for the Route 66 Brownfields Coalition Assessment Grant (FY19) application to the Environmental Protection Agency (EPA) for the assessment of hazardous substances in and around the historic Route 66 corridor. This will include conducting property inventories, planning, and Phase I and/or Phase II Environmental Site Assessments in those communities.

ADEQ fully supports the coalition of communities in Navajo, Coconino, Mohave and Yavapai Counties. These communities have a proven track record of utilizing Brownfields funds to grow economic development opportunities and create jobs. Several rural communities along Route 66 have not yet been able inventory and/or assess under used properties. The award of this grant would help revitalize these small communities and eventually provide needed economic benefits to our state.

The assessment grant would help with planning redevelopment which in turn will attract new opportunities to improve job growth, access to healthy food and health care, decrease blight and provide the ADEQ Brownfields program with future site specific cleanup opportunities.

Sincerely,

Travis Barnum, Brownfields Coordinator
Waste Program Division

Arizona Route 66 Coalition – Grant Narrative

1. Project Area Description and Plans for Revitalization. Target Area and Brownfields. a.i. Background and Description of Target Area. In 2011, several northern Arizona communities formed the Route 66 Coalition to address numerous long-term challenges following the displacement of Historic Route 66 by the interstate highway system. The Coalition was awarded a community-wide Coalition Assessment Grant in 2012. The Assessment Grant was extremely beneficial to the Coalition members and many brownfield properties were successfully assessed and designated for repurpose. The Northern Arizona Council of Governments (NACOG), serving as lead coalition member, is submitting this second Route 66 Coalition Assessment Grant application to assess additional brownfield sites that were identified, but for various reasons, not assessed during the previous grant.

The target area for this Coalition grant encompasses two counties and a contiguous city located in a neighboring county. This area is approximately 26,800 square miles and is home to 366,000 residents based on recent American Community Survey data. Population density within the target area is 13.7 persons per square mile.

Building on prior inventories and assessments completed by Coalition members from 2012 - 2015, and consistent with local planning efforts such as the Flagstaff Sustainability Plan, Coalition members and community-based organizations will continue to proactively address economic development and job creation, historical and cultural preservation, environmental protection and mitigation throughout the target area counties and Route 66 Corridor. Coalition members envision the following redevelopment activities: 1) Promotion of historic and cultural tourism opportunities, especially with regard to Route 66, railroads, and unique natural and scenic resources; 2) Economic diversification to broaden employment opportunities in existing and emerging industry sectors, including forest restoration and biomass energy production; and, 3) Rehabilitation and/or construction of low-to-moderate income and workforce housing.

1.a.ii. Description of the Priority Brownfield Site(s). Priority sites for each Coalition member are described below; however, this list is illustrative only and will be further refined and updated during the grant implementation process. At least one site assessment will be completed for each Coalition member.

City of Winslow: Priority assessment sites are an approximately 1.5- acre site located immediately south of the historic hangar at the Winslow-Lindbergh Regional Airport, and a 154-acre site located west across Arizona State Highway 87 from a former wood processing plant that burned more than 25 years ago. Both sites are owned by the City and are located in Flood Zone X, an area protected from a 1% annual chance flood by the Ruby Wash Diversion Levee. The airport property, part of a much larger (138 acres) parcel owned by the City, is the site of former City Public Works facilities and is an ideal location for future hangar and terminal construction. Likely potential contaminants on the site include transmission and brake fluid, crankcase lubricants, de-icing solutions, asbestos, and pesticide residue. The 154-acre parcel is served by all utilities, has full industrial entitlements, and is being offered by the City for industrial development. This site could potentially be redeveloped to support the forest restoration industry with uses including a small diameter lumber mill, wood and/or oriented strand board (OSB) processing facility or biomass electric power generation facility. Aerial photos indicate earthmoving and dumping on the site, including asphalt and concrete material placed along the Ruby Wash, and areas of discolored soil, potentially indicating the presence of chemicals, including creosote, used in the wood processing and preservation activities on the parcel adjacent to the east. Both parcels have nearby access to Interstate 40 and the BNSF mainline; and both are located within a designated Opportunity Zone.

Town of Camp Verde: Two underutilized commercial/industrial properties used for construction company storage facilities have been identified based on their suitability for redevelopment to provide workforce housing, public facilities and/or commercial development, in close proximity to downtown businesses and the current town government complex. Both sites have been used as construction equipment storage yards since before the Town of Camp Verde incorporated in 1986. Both sites have equipment in storage that is currently being used by the owners, as well as what can best be described as non-functioning equipment suitable only for salvage. Both properties have been impacted by leaking fluids (oil, hydraulic fluid, fuel, etc.) as well as unknown hazardous materials stored or dumped on the ground over time. Both properties are located within a designated Opportunity Zone.

Coconino County: While no one building or site has been identified as a brownfield project site within Coconino County, approximately 60 percent of existing housing is older than 25 years, and buildings this age are known to contain both lead-based paint and asbestos flooring, tile and mastic. With a well-documented shortage of housing, coupled with high demand, the building renovation and reconstruction industry is very active, and with that business for companies specializing in asbestos and lead remediation has increased, pointing the need for assessment and remediation.

Yavapai County: The Marina Street building, currently owned by Yavapai County, has had many uses since it was initially built in 1927. The building has housed an elementary school, hospital, motor vehicle department and county offices. After relocating several county departments to a new office building in 2013 the building has remained vacant and underutilized. Initial assessment of the building indicated the presence of contaminants including asbestos and lead. Once fully assessed and ultimately remediated the county intends to preserve the 90+ year old building to provide good usable office space for a public entity.

1.b. Revitalization of the Target Area. b.i. Redevelopment Strategy and Alignment with Revitalization Plans. Coalition members will collaborate with community partners to renovate/repurpose or construct new low-to-moderate income, energy efficient housing through in-fill development on existing brownfield sites. In partnership with local workforce development areas, Coalition members will provide enhanced employment opportunities for unemployed or underemployed workers to develop new job skills in alignment with local economic sectors compatible with brownfield site redevelopment. Local and regional economic development organizations will also be consulted to assist with business retention, expansion and attraction efforts that enhance the unique characteristics of Route 66 and historic railroad districts and complement important recreational and commercial resources (forest, high desert, Native American culture, and National Park units) to support economic growth and job creation.

Many of these strategies align closely with the NACOG Comprehensive Economic Development Strategy (CEDS) focus areas, including 1) Growing the Region's Business Opportunities, 2) Aligning Workforce and Economic Development Priorities; and, 3) Promoting Natural Resource Assets as an Economic Driver. These focus areas all relate closely to the region's efforts to improve forest health and protect vital watersheds through forest restoration, establishment of local industry that utilizes small diameter timber for finished commercial and consumer products, and the associated use of biomass as a fuel source for green energy production.

1.b.ii. Outcomes and Benefits of Redevelopment Strategy. Assessment and redevelopment of brownfield sites in Coalition communities will provide significant long-term benefits to public health and support long-term community goals to improve quality of life and economic conditions for residents. Elimination of dilapidated, vacant buildings that serve as an attractive nuisance for vandalism, vagrancy and impromptu housing for the homeless will enhance safety for both residents and public safety professionals. Removal of these structures will also assist in the improvement of slum and blight properties in designated areas that exist in some Coalition communities. Public health

benefits will accrue through the elimination of exposure to airborne contaminants, contaminated soils, and subsurface contamination of local water supplies, particularly for the protection of vulnerable populations including children and seniors. Forest restoration activities that previously left biomass slash piles throughout national forests for disposal by pile burning will no longer be necessary as the forest restoration industry continues to grow, potentially utilizing brownfield sites for lumber mills, processing facilities and biomass energy production. Eliminating pile burns will significantly improve air quality throughout the region as these burns result in dense, heavy smoke that often lingers for extended periods and migrates to other communities based on prevailing wind patterns and negatively impacting the health of individuals with respiratory conditions such as asthma.

Economic benefits to Coalition communities are anticipated in the following areas:

- Assessment and clearance of properties to increase the number of sites available for redevelopment for industrial development in Winslow, workforce housing or commercial development in Camp Verde, and public facilities in Yavapai County.
- Development of low-to-moderate income and workforce housing opportunities lacking across the region (Camp Verde, Flagstaff, Coconino County).
- Enhancement of property values that will directly increase local property tax revenues that support public services provided by counties and municipalities (all priority sites)
- Redevelopment that supports business growth and job creation consistent with local plans, culture and values (Winslow – industrial development opportunities related to forest products industry).

1.c. Strategy for Leveraging Resources. c.i. Resources Needed for Site Reuse. The Coalition members are eligible to obtain resources that will be required to address individual site remediation include clean-up grants, slum and blight removal, redevelopment and site preparation. Coalition members will utilize the following resources to assist in these efforts: EPA Brownfield clean-up grants, Economic Development Administration public works funding, Community Development Block Grants, USDA Rural Development, private investment, and the potential for direct contributions from Coalition members' budgets. Several priority sites are located within designated Opportunity Zones and will be marketed to potential investors with assistance from the Arizona Commerce Authority. Conservative estimates of committed in-kind contributions from project partners over the duration of the grant total \$27,825.

1.c.ii. Use of Existing Infrastructure. Target sites throughout the Coalition area will rely heavily on the use of existing public infrastructure for utilities and access to sites. The likely redevelopment of brownfield sites in support of the forest restoration industry will also make use of existing infrastructure, particularly interstate and state highways, as well as transcontinental and short line railroads, to move raw materials and finished products to national and global markets. Local partners - counties, cities, school districts, public library districts, and tribal governments - in the Coalition area continue to proactively address and deploy high-speed broadband throughout the region in support of improved connectivity for public schools, community colleges, businesses, and telemedicine needs, specifically for rural underserved communities. High-speed broadband deployment is also essential to growing industry sectors and attracting businesses likely to redevelop on brownfield sites. Most priority sites identified by Coalition members are served by existing roads and public or private utilities (water, wastewater, electricity, telecommunications.)

The emerging forest restoration industry, growing cultural tourism and outdoor recreation industries, and specialized manufacturing businesses rely on a labor force located in multiple communities. Coalition members mutually engage in multijurisdictional collaboration to support regional economic growth that is matched with a well-trained labor force and interconnected transportation networks

necessary to provide access between local labor and housing markets. Utilization of local workforce development system infrastructure will also be essential for training new employees, re-training displaced workers with skill sets required for these industries, and establishing partnerships with area employers to supply adequate skilled labor.

2. Community Need and Community Engagement. Community Need. 2a.i. The Community's Need for Funding. Absent a collaborative Coalition approach the individual Coalition members currently do not have adequate staff or financial resources to effectively address brownfield assessment, planning and redevelopment activities. During the last economic downturn Coalition members experienced decreased staff levels due to budget reductions and attrition of vacant positions. In many cases this has diminished local capacity to undertake initiatives like brownfield planning and assessment at the local level. As the lead Coalition member with broad regional planning and federal grants management experience, NACOG is supporting the cooperative efforts of Coconino and Yavapai Counties, the Cities of Flagstaff and Winslow, and the Town of Camp Verde to further previous assessment and inventory work completed by the Coalition.

Demographics for the Coalition area reflect significant persistent poverty and low income relative to the state and nation. Median household income in the target area counties ranges from 8 – 16% less than the nation. Unemployment in the target area counties is 10 – 25% higher than the nation. To address these conditions, particularly persistent poverty and low wages, new economic opportunities that provide sustainable jobs at living wages are needed throughout the region. The region also faces on-going housing affordability and availability challenges that impact working families seeking quality, reasonably priced housing options in their community. Ideally the development of brownfield sites to provide additional housing options in close proximity to public transportation will improve access to employment, education and health care.

2.a.ii. Threats to Sensitive Populations

(1) Children, pregnant women, minority or low-income communities. In Coconino County, the percent of people living below poverty level (23%) is higher than either the State or National averages. The average household size and family size are larger than the state average, and more of those households are living in rental housing. Twenty-seven percent of the population is American Indian and Alaska native, and an estimated thirty percent are living below poverty level. People living in poverty and minorities are likely living in older, high occupancy rental housing, and with the well-documented area-wide housing shortage, are more likely to be at risk from environmental hazards posed by lead-based paint and asbestos and other contaminants in those buildings. Additionally, 69% of Coconino County's children under age five live in zip codes identified as "high risk lead poisoning zip codes" by the Arizona Department of Health Services. Among households with children under five, 20.9% are living below the poverty level. If the household has only a female householder this number increases to 36.4%. Poverty rates in Camp Verde, Flagstaff and Winslow range from 22 – 27%, well above the state poverty rate of 17.7%

(2) Cancer, asthma, birth defects According to the U.S. Agency for Toxic Substances and Disease Registry, communities with multiple brownfields tend to have multiple public health issues including elevated blood lead levels, increased asthma prevalence, and low birth weights. Coconino County had the seventh highest cancer incidence rate in Arizona from 2011-2015, and in 2016 cancer was the second leading cause of death among residents. Compared to all U.S. residents, Arizonans are disproportionately impacted by asthma. In 2016, 15.7% of adult Arizonans reported having asthma, compared to the national rate of 14.3%. This equates to 3 in every 20 Arizona residents reporting an asthma diagnosis. Native Americans had the highest reported prevalence of asthma, 22.7%, compared to 15.7% of non-Hispanic whites. Minority children and children from impoverished families are disproportionately affected by asthma. Furthermore, minority children are less likely to

receive the appropriate treatment. Coconino County had the fourth highest number of reported asthma diagnoses at 19.5%. One in three babies born in Arizona has a major birth defect. According to the latest report published by the Arizona Birth Defects Monitoring Program (ABDMP) Coconino County had the fourth highest incidence of birth defects in the state, impacting 1 out of every 100 live births. The rate of birth defects among Native Americans was higher during this time period than the rates for White non-Hispanics and Hispanics. Coconino County also had the fifth highest low birth weight ratio in Arizona with 1 out of every 13 births classified as a low birth weight in 2016. Yavapai County experiences death rates higher than the state rates for Influenza/Pneumonia and Infant Mortality. The county's elderly population (65+) is 28.3%, nearly double that of the U.S., representing a large portion of the population base that is more susceptible to environmentally induced health conditions.

(3) Economically impoverished

Both Coconino and Yavapai Counties, which represent the majority of the target area population base, have higher rates of unemployment and lower median household incomes than the U.S. Coconino County's population is 45% minority, which is predominantly American Indian. The American Indian population, particularly in Coconino County and the City of Winslow, experience much higher rates of death, unemployment, and households living below the poverty rate as compared to other groups. The percentage of renters in Yavapai County who spent 30% or more of household income on rent is 52.4% (worse when compared to other U.S. counties); and 38% of the county's housing stock is defined as stressed according to the Centers for Disease Control. Yavapai County's median household income is \$8,684 less than, or 16% below, the national average. In each county there are clear indicators that suggest higher than average populations at risk from environmental hazards.

2.b. Community Engagement. 2b.i. Community Involvement. The Arizona Route 66 Coalition – NACOG, Coconino and Yavapai Counties, Cities of Flagstaff and Winslow, Town of Camp Verde - has assembled a diverse group of local government and community partners within the Coalition area to address a wide range of brownfield sites unique to each entity. Community partners and their networks will be essential for obtaining local input in each respective Coalition member and partner service area consistent with individual community values and needs. The table below identifies each of the Project Partners and their specific roles in the project.

List of Project Partners		
Partner Name	Contact (Name, Email & Phone)	Specific Role in the Project
Coconino County Career Center	Carol Curtis 928-679-7400 ccurtis@coconino.az.gov	Workforce development partnerships; business outreach; meeting facilities
Cottonwood Economic Development Council	Casey Rooney 928-340-2741 crooney@cottonwoodaz.gov	Outreach to local business community
Economic Collaborative of Northern Arizona	John Stigmon 928-707-7939 john.stigmon@econa-az.com	Technical assistance with site selections; peer review; community & business outreach; meeting facilities; project advisory committee
Greater Flagstaff Chamber of Commerce	Julie Pastrick 927-774-4505 jpastrick@flagstaffchamber.com	Outreach to local business community
Greater Prescott Regional Economic Partnership	Ginger Johnson 928-777-9769	Outreach to local business community
Northern Arizona Intergovernmental Public Transportation Authority	Erika Mazza 928-679-8932 emazza@naipta.az.gov	Regional public transit & mobility planning
Northern Arizona University	Rita Cheng 928-523-3232 president@nau.edu	Project advisory committee; technical assistance

North Country Healthcare	Anne Newland 928-522-9555 aguay@nchcaz.org	Community outreach to sensitive populations; meeting facilities
Prescott Downtown Partnership	Kendall Jaspers 928-443-5220 info@prescottdowntown.com	Community outreach to sensitive populations; meeting facilities; project advisory committee
Rotary Club of Winslow	Paul Ferris 928-289-1415 paulferris772@gmail.com	Promote community support; meeting facilities
Sharlot Hall Museum	Fred Veil 928-277-2002 fredv@sharlot.org	Promote community support; provide historical data and information; site identification
Sustainable Economic Development Initiative Northern Arizona	Eric Marcus 928-856-7000 eric.marcus@narbha.org	Technical assistance with site selections; peer review; community outreach; project advisory committee
Winslow Chamber of Commerce	Robert Hall 928-289-2434 winslowchamber@cablone.net	Community outreach; assistance with site selection; meeting facilities
Yavapai County Workforce Development Board	Anita Payne 928-778-1422 lvargo@nacog.org	Workforce development partnerships; business outreach; meeting facilities
City of Cottonwood	Tim Elinski 928-340-2875 telinski@cottonwoodaz.gov	Community outreach; site identification
City of Page	Kyle Christiansen 928-645-4300 kchristiansen@pageaz.gov	Community outreach; site identification
City of Williams	Tim Pettit 928-635-4451 tpettit@williamsaz.gov	Community outreach; site identification
Town of Pinetop-Lakeside	Stephanie Irwin 928-368-8696 sirwin@pinetoplakesideaz.gov	Community outreach; site identification
Town of Prescott Valley	Lora Lee Nye 928-759-3100 lduke@pvaz.net	Community outreach; site identification

2.b.ii. Incorporating Community Input. NACOG, with the assistance of the contractor, Coalition members and community partners, will engage their respective constituents and members to provide for timely interaction and meaningful community input for project planning and implementation activities. A project website, community meetings, social media posts, and engagement at local community events will all be utilized to provide project information and receive local input. Community input will be reviewed regularly by Coalition members to determine applicability to assessment, planning and revitalization efforts. Quarterly project updates will also be provided to all Coalition members and community partners for distribution through their extensive networks of community members, business owners, developers and financial institutions.

3. Task Descriptions, Cost Estimates, and Measuring Progress. 3.a. Description of Tasks and Activities. The scope of work will be completed via the tasks described below. The budget uses an average rate of \$65/hour for personnel and fringe costs (\$50 personnel + \$15 fringe) for NACOG staff anticipated to work on the project. Contractual costs are calculated at an average rate of \$125/hour and an estimated rate of \$5,000 for Phase I assessments and \$40,000 for Phase II assessments.

Task 1 – Project Oversight (Project Management, Reporting & Other Eligible Activities) - \$48,186

Direct costs are associated with project management (performance monitoring, training at conferences, and environmental oversight) performed by the lead Coalition member. A qualified environmental contractor may also be utilized to assist NACOG staff in performing project management during the grant lifecycle. NACOG's project manager or its contractor will coordinate outreach events, coordinate with Coalition partners, assist with property visits, travel to conferences, and conduct other project-related duties and meetings. Travel costs are associated with the National Brownfields Conference and EPA-Sponsored Regional Workshops (at least two members of the

Coalition will attend). Travel costs also include possible meetings with Arizona Department of Environmental Quality staff to discuss project-specific issues.

Task 2 - Community Involvement - \$27,000

NACOG, or its contractor, will inform the public of the grant award through mailings, website postings, Regional Council reports, newsletters and community meetings in the target areas. Information will be provided to community partner organizations and the public about how individuals and interested organizations can stay informed and involved in the assessment process. In addition, the contractor will assist NACOG with community involvement efforts. The contractor will facilitate meetings, prepare informational materials, and develop website content.

Task 3 – Site Assessment - \$461,000

The contractor will prepare a Quality Assurance Project Plan (QAPP) and Health and Safety Plan (HASP) to be used as guidance for all assessment work under the grant. Twenty-five Phase I Environmental Site Assessments (ESAs) (6 petroleum products and 19 hazardous substances) will be conducted on priority sites using ASTM E1527-13, which complies with All Appropriate Inquiry requirements found in 40 CFR 312. Eight Phase II ESAs (3 petroleum products and 5 hazardous substances) will be conducted on sites that have been identified through the Phase I ESA process.

Task 4 – Inventory & Database Management - \$61,500

New inventories will be prepared as needed during the lifecycle of the grant. In addition, existing inventories may be reviewed and updated, as applicable. This work will be performed by the contractor. NACOG, and its contractor, will manage the existing Coalition database via quarterly updates to track all property assessments and their progress during the lifecycle of the grant.

3.b. Cost Estimates and Outputs.

Budget Category	Task 1 - Project Oversight	Task 2 - Community Involvement	Task 3 - Site Assessment	Task 4 - Inventory & Database Management	Total
Personnel+Fringe: Petroleum	\$ 9,360				\$ 9,360
Personnel+Fringe: Hazardous	\$ 18,720				\$ 18,720
Travel: Petroleum	\$ 6,000				\$ 6,000
Travel: Hazardous	\$ 12,000				\$ 12,000
Contractual: Petroleum		\$ 9,000	\$ 158,000	\$ 28,500	\$ 195,500
Contractual: Hazardous		\$ 18,000	\$ 303,000	\$ 33,000	\$ 354,000
Indirect* Costs: Petroleum	\$ 702				\$ 702
Indirect* Costs: Hazardous	\$ 1,404				\$ 1,404
Total: Petroleum	\$ 16,062	\$ 9,000	\$ 158,000	\$ 28,500	\$ 211,562
Total: Hazardous	\$ 32,124	\$ 18,000	\$ 303,000	\$ 33,000	\$ 386,124
Combined Total	\$ 48,186	\$ 27,000	\$ 461,000	\$ 61,500	\$ 597,686

* - Indirect Costs charged at 7.5% of total personnel and fringe per approved

Indirect Cost Rate Agreement with U.S. Dept of Health & Human Services

Task 1: Outputs: ACRES updates, Quarterly/Final Reports, Annual Financial & DBE Reports, Training Task 1 (Petroleum Products):

- Personnel & Fringe: 4 hours/month @ \$65/hr for 36 months = **\$9,360**
- Travel: 3 conferences and 2 attendees @ \$1000 per person/conference (3x2x\$1000) = **\$6,000**
- Indirect Costs: Calculated at 7.5% of total Personnel & Fringe cost per approved Indirect Cost Rate Agreement with U.S. Department of Health and Human Services. (\$9,360x7.5%) = **\$702**

Task 1 (Hazardous Substances):

- Personnel & Fringe: 8 hours/month @ \$65/hr for 36 months = **\$18,720**
- Travel: 3 conferences and 2 attendees @ \$2,000 per person/conference (3x2x\$2,000) = **\$12,000**
- Indirect Costs: Calculated at 7.5% of total Personnel & Fringe cost per approved Indirect Cost Rate Agreement with U.S. Department of Health and Human Services. (\$18,720x7.5%) = **\$1,404**

Task 2 Outputs: Community and Stakeholder Meetings; Website, Informational Materials, Fact Sheets

Task 2 (Petroleum Products):

- Contractual: 2 hours/month @ \$125/hr for 36 months = **\$9,000**

Task 2 (Hazardous Substances):

- Contractual: 4 hours/month @ \$125/hr for 36 months = **\$18,000**

Task 3 Outputs: QAPP and HASP; 25 Phase I Site Assessment Reports; 8 Phase II Site Assessment Reports

Task 3 (Petroleum Products):

- Contractual: QAPP/HASP = \$8,000 plus 6 Phase I ESAs @ \$5,000 each (average) = \$30,000 and 3 Phase II ESAs @ \$40,000 each (average) = **\$158,000**

Task 3 (Hazardous Substances):

- Contractual: QAPP/HASP = \$8,000 plus 19 Phase I ESAs @ \$5,000 each (average) = \$95,000 and 5 Phase II ESAs @ \$40,000 each (average) = **\$303,000**

Task 4 Outputs: Update Existing Inventories; Conduct New Inventories; Update Coalition Brownfields database for all Site Assessments

Task 4 (Petroleum Products):

- Contractual: 1 hour/month @ \$125/hr for 36 months = **\$4,500**
- Contractual: 16 hours/week @ \$125/hr for 12 weeks = **\$24,000**

Task 4 (Hazardous Substances):

- Contractual: 2 hours per month @ \$125/hr for 36 months = **\$9,000**
- Contractual: 16 hours/week @ \$125/hr for 12 weeks = **\$24,000**

3.c. Measuring Environmental Results. The outputs identified above will be tracked and reported to EPA via quarterly progress reports and ACRES. These outputs include:

- # of potential brownfield sites identified/prioritized
- # of Phase I Site Assessments
- # of Phase II Site Assessments
- # of sites that receive remedial planning
- # of community and stakeholder meetings conducted

Anticipated outcomes, to meet key EPA objectives, that will be tracked and reported with support from the contractor include:

- Identify and quantify contaminants present to determine remediation needs for priority sites
- Reduce direct exposure to contaminants, run-off and subsurface pollution that may impact surface and groundwater (# of sites identified that present off-site risks)
- Reduce blighted conditions (# of blighted sites cleaned up or redeveloped)
- Increase in property values (\$ values)
- Increase property and sales tax revenues (\$ values)
- # of sites and acreage redeveloped
- Amount of private investment leveraged (\$ value)
- Amount of other funding leveraged (\$ value)

- # of jobs created or retained from redevelopment projects

Applicable metrics from the outcomes above will be monitored and reported through the duration of the grant period and documented in the project database. This information will also be shared with project partners and community members through previously described outreach methods.

4. Programmatic Capability and Past Performance. Programmatic Capability. 4a.i. Organizational Structure. NACOG is governed by a Regional Council, the policy making body for the organization, which is comprised of city and county elected officials and private sector representatives from throughout the four-county region. All grant and contract awards are managed by various department directors within the organization, under the oversight of the Executive Director and Regional Council. Periodic program updates and progress reports for all grants and contracts are provided to the Council. This grant will be managed by the Executive Director and the Economic & Workforce Development Director, along with input from the Coalition Member Steering Committee and NACOG's Economic Development Council. Chris Fetzer, AICP, Executive Director, will serve as the project director; Teri Drew, Economic & Workforce Development Director, will serve as the assistant project director and liaison to the Economic Development Council; and, Scott Wolford, MBA, Finance Director, will oversee all financial monitoring and reporting responsibilities, including compliance with CFR Title 2, Part 200. Mr. Fetzer has twenty-five years of experience managing federal and state grant programs. Ms. Drew has four decades of direct program development, administration and implementation experience. Mr. Wolford brings twenty years of public and private sector finance and accounting experience. NACOG will assume responsibility for all necessary financial and performance reports, monitoring grant and contract performance, and all evaluation, audit and closeout requirements. NACOG has the requisite experience and knowledge to manage the brownfield grant and oversee the work of consultants procured to complete inventory, assessment and related tasks.

In addition to NACOG's management of the project, the Coalition Member Steering Committee will draw upon the expertise of Coalition members. Steering Committee members will include Stacey Brechler-Knaggs, City of Flagstaff Grants Manager; Paul Ferris, City of Winslow Community Development Director; Steve Ayers; Town of Camp Verde Economic Development Director; Phil Bourdon, Yavapai County Administrator; and, Randy Phillips, Coconino County Public Health Services Program Manager. Each of these individuals bring many years of public sector experience with direct involvement in grant implementation and management activities, as well as in-depth knowledge of economic development, community development, public health and public finance.

Specific roles and responsibilities for Coalition members will be defined in a Memorandum of Agreement (MOA) that will be executed jointly by all Coalition members. The MOA will ensure involvement by all Coalition members in the determination of grant funds utilization, including the method and process for site selection, within each respective jurisdiction. NACOG, as a regional council of governments serving four counties and twenty-six municipalities, has extensive experience in managing similar multi-jurisdictional projects requiring collaborative decision-making among diverse local partners.

4.a.ii Acquiring Additional Resources. NACOG will administer the Assessment Grant on behalf of Coalition members through the use of NACOG staff members experienced with project management and federal grant administration. Professional services from qualified environmental professionals will be competitively procured per EPA guidelines. NACOG routinely procures consultants and contractors to prepare plans, implement projects and conduct inventories and assessments. NACOG's procurement process complies with CFR Title 2, Part 200.

4.b. Past Performance and Accomplishments. 4.b.ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements. NACOG manages a diverse portfolio of state and federally funded grant programs averaging \$27 million annually. For the past ten years NACOG has received unmodified opinions for annual single audits with no findings or questioned costs. Examples of recent projects are described below.

- **Regional Strategic Highway Safety Plan (Arizona Dept. of Transportation)** NACOG received \$600,000 from the Arizona Department of Transportation and regional transportation planning partners – the Central Yavapai and Flagstaff Metropolitan Planning Organizations – to conduct a regional, four-county highway safety analysis to identify high frequency and severity crash locations and corresponding counter measures. NACOG was the project manager and contract administrator, which included responsibility for contractor procurement in compliance with Federal Highway Administration requirements. The project resulted in the identification of high priority crash locations that local government partners will use to seek competitive funding awards to implement improvements to these locations. This project identified 34 high priority crash locations and resulted in the completion of 7 grant applications seeking resources to implement counter measures. This project was completed on-time and within budget.
- **HOME Housing Rehabilitation Grant (Arizona Dept. of Housing)** NACOG was awarded \$350,000 for projects that improve housing conditions for area residents whose homes are in need of health, safety and building code repairs. The \$350,000 award will result in the rehabilitation of approximately 10 homes. NACOG’s project management responsibilities for this grant include determining applicant eligibility, prioritizing applications for elderly and/or disabled clients, identification of needed repairs and the scope of work for each home, contractor procurement, oversight and management. NACOG has successfully received and administered multiple HOME grants over the past ten years, meeting all funding eligibility requirements, timely expenditure of funds, and all project reporting and closeout requirements.
- **EDA Partnership Planning Grant Award – (US Dept. of Commerce Economic Development Administration (EDA))** As the designated Economic Development District serving northern Arizona since 1997, NACOG continues to receive an annual \$75,000 Partnership Planning grant from the EDA to facilitate regional economic development planning activities in alignment with the region’s Comprehensive Economic Development Strategy. In compliance with grant requirements, NACOG annually prepares a scope of work, biannual progress reports, quarterly financial reports and an annual District accomplishments report. All work products, outcomes, progress and financial reports have been submitted on a timely basis and to the satisfaction of EDA.

Arizona Route 66 Coalition – Threshold Criteria

III. Threshold Criteria for Assessment Grants.

B.1. Applicant Eligibility

Northern Arizona Council of Governments (NACOG) will serve as the lead coalition member on behalf of the Arizona Route 66 Coalition. The Coalition is comprised of Coconino and Yavapai Counties, the Cities of Flagstaff and Winslow, and the Town of Camp Verde. NACOG, a “local government” as defined under 2 CFR 200.64, is also a non-profit corporation established in Arizona and designated as a tax-exempt 501(c)(3) organization by the Internal Revenue Service.

B.2. Community Involvement

During the development of this brownfield grant application, Coalition members capitalized on the continued interest and enthusiasm for the preservation and redevelopment of historic Route 66 and the successful partnerships established in the Coalition’s prior Community-wide Assessment Grant. Coalition members have a strong mutual interest in preserving the history of the Route 66 corridor while remediating potentially contaminated properties and creating opportunities for local business growth and job creation. Coalition members provided opportunities for input by interested stakeholders through:

- Notice on NACOG’s website, information provided to the NACOG Economic Development Council, which includes public officials and private sector representatives from throughout northern Arizona
- Social media outlets and networks of Coalition members, community partners and NACOG
- Public action taken by the respective Coalition members when committing to participate in the Coalition

Coalition members will continue to keep the public, business, development and regulatory communities involved through the duration of this grant. Coalition members are committed to working collaboratively and will customize outreach and engagement activities best suited for each community. Examples include:

- A webpage on the NACOG website with a link to the grant activities, including the grant application, Work Plan, announcements, Quarterly Reports to EPA, and project status updates.
- Coalition members will post information on their own websites with information specific to their community and a link to NACOG’s website. This will be the best way to reach potential participants in smaller rural communities.
- Community organizations will utilize their social media platforms to inform and engage their respective members.
- A press release informing the community of the grant award that will be placed in local newspapers and public places such as libraries, city and county buildings, or private commercial businesses. This will be the best way to reach potential participants in smaller rural communities.
- A Fact Sheet describing the project in English and Spanish.

- NACOG and/or its contractor(s) will leverage support from community groups, present at meetings, post information in newsletters, attend public events and utilize mailing lists to send notices.

B.3. Expenditure of Assessment Grant Funds

Neither NACOG nor the Coalition currently has an active EPA Brownfields Assessment Grant.

III.C. Additional Threshold Criteria for Site-Specific Proposals Only

Not applicable.



October 10, 2018

Mr. Chris Fetzer
Executive Director
Northern Arizona Council of Governments
119 E Aspen Avenue
Flagstaff, Arizona 86001
Email: chris.fetzer@nacog.org

**Re: 2019 U.S. EPA Brownfields Coalition Community-Wide Assessment Grant
Letter of Commitment to Participate**


Dear Mr. Fetzer,

Please accept this letter of commitment from Coconino County to participate as a member of the coalition supporting the Fiscal Year 2019 Brownfields Community-Wide Assessment Grant application. Coconino County participated in this program during the 2011 and 2016 grant cycles and is excited about the new grant opportunity to support further inventory, prioritization, assessment, cleanup and reuse planning of brownfields sites along sections of Historic Route 66 within the County's boundaries. Environmental cleanup of brownfields sites is an important driver of economic development, redevelopment and revitalization along Route 66 in Coconino County.

With nearly 12 million acres, Coconino County is the second largest county in the U.S., but one of the most sparsely populated. The County serves this rural area with limited resources and recognizes the benefits of combined resources that are made possible through partnerships. We are looking forward to partnering with the Coalition to help guide this important initiative. If the Coalition is successful in securing EPA grant funding, Coconino County Board of Supervisors and staff pledge to assist with successful implementation of the grant.

Please feel free to contact me for further information demonstrating the County's commitment to the coalition.

Sincerely,



James Jayne
County Manager

YAVAPAI COUNTY BOARD OF SUPERVISORS

ROWLE P. SIMMONS –Chairman

District 1

web.bos.district1@yavapai.us

RANDALL W. GARRISON – Vice Chairman

District 3

web.bos.district3@yavapai.us

THOMAS THURMAN – Supervisor

District 2

web.bos.district2@yavapai.us

CRAIG L. BROWN – Supervisor

District 4

web.bos.district4@yavapai.us

JACK R. SMITH – Supervisor

District 5

web.bos.district5@yavapai.us



**1015 FAIR STREET
PRESCOTT, ARIZONA 86305**

PHONE: (928) 771-3200

FAX: (928) 771-3257

TDD: (928) 771-3530

www.yavapai.us

PHIL BOURDON

County Administrator

phil.bourdon@yavapai.us

JACK FIELDS

Assistant County Administrator

jack.fields@yavapai.us

KIM KAPIN

Clerk of the Board

Special Districts Coordinator

kim.kapin@yavapai.us

September 19, 2018

Ms. Teri Drew, Regional Director
Northern Arizona Council of Governments
221 North Marina Street, Suite 201
P.O. Box 2451
Prescott, AZ 86302

Subject: Letter of Commitment
Route 66 Brownfields Coalition Assessment Grant

Dear Teri:

Yavapai County is submitting this letter to the Northern Arizona Council of Governments (NACOG) to demonstrate our commitment to participate as a team member of NACOG's application for Fiscal Year 2019 Brownfields Coalition Assessment grant. We are excited to be part of the coalition to assess properties and are convinced that this grant will further economic redevelopment and environmental cleanup in this area. The County does not have the financial or personnel resources to apply and administer a Brownfields Assessment grant on our own. The ability to team with NACOG provides us with a great opportunity to complete important assessment projects that we would otherwise been unable to do.

We are committed to the future success of this important grant opportunity and look forward to working with you as a team member.

Sincerely,

A handwritten signature in black ink, appearing to read "Rowle P. Simmons".

Rowle P. Simmons
Chairman, Board of Supervisors

To reach County Offices toll-free from the following areas, call:

Verde Valley.....639-8100

(All other areas call toll-free 1-800-771-2797)

Black Canyon495-8800



City of Flagstaff

November 19, 2018

Mr. Chris Fetzer
Executive Director
Northern Arizona Council of Governments
119 E. Aspen Avenue
Flagstaff, AZ 86001

RE: Commitment to Participate
Route 66 Brownfields Coalition Assessment Grant

Dear Mr. Fetzer:

The City of Flagstaff is committed to participating as a team member with NACOG in an application for a FY 2019 Brownfields Coalition Assessment Grant. We look forward to utilizing the increased funding available through a coalition grant to assess properties which will result in further economic development and environmental remediation in the county.

We are committed to the future success of this significant grant opportunity and look forward to working with NACOG.

Sincerely,

Barbara Goodrich
City Manager

CC: Stacey Brechler-Knaggs, Grants and Contracts Manager
David McIntire, Community Investment Director



Town of Camp Verde

◆ 473 S. Main Street, Suite 102 ◆ Camp Verde, Arizona 86322 ◆
◆ Telephone: 928.554-0000 ◆ Fax: 928.567.9061 ◆
◆ www.campverde.az.gov ◆

Date: November 19, 2018

Mr. Chris Fetzer
Executive Director
Northern Arizona Council of Governments
119 E. Aspen Avenue
Flagstaff, AZ 86001

RE: Commitment to Participate
Route 66 Brownfields Coalition Assessment Grant

Dear Mr. Fetzer:

The Town of Camp Verde is committed to participating as a team member with NACOG in an application for a FY 2019 Brownfields Coalition Assessment Grant. We look forward to utilizing the increased funding available through a coalition grant to assess properties which will result in further economic development and environmental remediation in the county. We are committed to the future success of this significant grant opportunity and look forward to working with NACOG.

Sincerely,

Russ Martin
Town Manager
Town of Camp Verde

Town of Camp Verde
473 South Main Street
Camp Verde, AZ 86322



Handicap Relay: 711 or Voice: 1-800-842-4681 TTD: 1-800-367-8939



Mayor
Thomas L. McCauley
(928) 289-2422



Council Members
Robin R. Boyd
Samantha Crisp
Judy Howell
Rickey Jackson
Marshall Losey
Bob Schlesinger

Discover Winslow-A City in Motion

October 23, 2018

Mr. Chris Fetzer
Executive Director
Northern Arizona Council of Governments
119 E. Aspen Avenue
Flagstaff, AZ 86001

SUBJECT: Letter of Commitment
Route 66 Brownfields Coalition Assessment Grant

Dear Mr. Fetzer:

The City of Winslow is submitting this letter to the Northern Arizona Council of Governments (NACOG) to demonstrate our commitment to participate as a team member of NACOG's application for a Fiscal Year 2019 Brownfields Coalition Assessment grant. We are excited to be part of the coalition to assess properties and are convinced that this grant will further economic redevelopment and environmental cleanup in this area. The City of Winslow does not have the financial or personnel resources to apply and administer a Brownfields Assessment grant on our own. So the ability to team with NACOG provides us with a great opportunity to complete important assessment projects that we would have otherwise been unable to do.

The City of Winslow was an active member of a successful assessment grant coalition, and is committed to the future success of this important grant opportunity and look forward to working with you as a team member.

Sincerely,

Stephen J. Pauken
City Manager

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

01/31/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

EPA-OLEM-OBLR-08-06

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: Northern Arizona Council of Governments

* b. Employer/Taxpayer Identification Number (EIN/TIN):

86-0262631

* c. Organizational DUNS:

0837161670000

d. Address:

* Street1:

119 E. Aspen Avenue

Street2:

* City:

Flagstaff

County/Parish:

Coconino

* State:

AZ: Arizona

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

86001-5222

e. Organizational Unit:

Department Name:

Administration

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Chris

Middle Name:

* Last Name:

Fetzer

Suffix:

Title: Executive Director

Organizational Affiliation:

* Telephone Number: 928-213-5209

Fax Number: 928-773-1135

* Email: chris.fetzer@nacog.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

E: Regional Organization

Type of Applicant 2: Select Applicant Type:

M: Nonprofit with 501C3 IRS Status (Other than Institution of Higher Education)

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-18-06

* Title:

FY19 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

FY19 Arizona Route 66 Coalition Brownfields Coalition Assessment Grant

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="597,686.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="27,825.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="625,511.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: